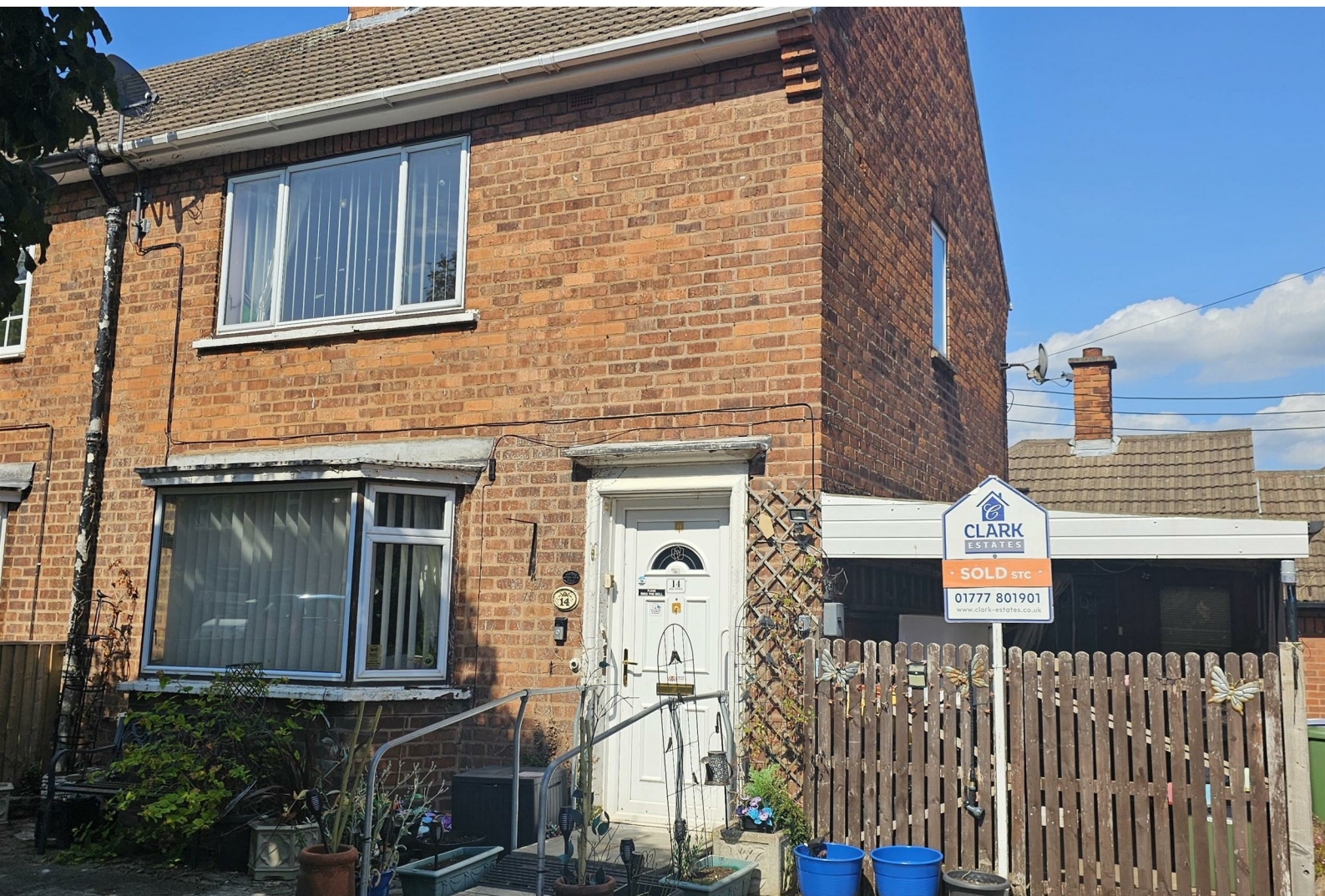




Peel Avenue

Tuxford, Newark, NG22 0LY

Offers in excess of £125,000



Nestled in the charming area of Tuxford, Newark, this semi-detached house on Peel Avenue offers an opportunity of a refurbishment project. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Situated in a friendly neighbourhood, this home benefits from local amenities and excellent transport links, making it an ideal choice for commuters and families alike. The surrounding area boasts a variety of parks and recreational facilities, perfect for outdoor enthusiasts.



Description

A three bedroom semi detached property located in the popular cul de sac, Peel Avenue Tuxford within walking distance to the schools and local amenities. The property is in need of some modernisation and cosmetic repairs.

Lounge 13'10" x 11'10" (4.24m x 3.63m)

The lounge is front facing with an open fire and stone built fire surround, ceiling beams and radiator.

Kitchen / Diner 18'8" x 8'1" (5.69m x 2.47m)

The kitchen comprises of white wall and base units, space for under counter appliance and free standing fridge / freezer space, vinyl flooring and access to the out buildings and the wooden conservatory.

Ground Floor Wet Room 10'1" x 6'9" (3.08m x 2.06m)

The ground floor wet room has part tiled walls, electric shower and non slip flooring with seating aids, radiator and obscure window.

Conservatory

A wooden conservatory with a concrete floor with access leading into the rear garden.

Bedroom One 15'3" x 8'7" (4.67m x 2.64m)

A double bedroom front facing with radiator and storage cupboard.

Bedroom Two 11'8" x 10'3" (3.56m x 3.14m)

A double bedroom rear facing with built in storage.

Bedroom Three 8'2" x 8'0" (2.49m x 2.45m)

A single room rear facing with built in storage.

Outside

To the front there is an open plan garden with the only female conker tree in Tuxford, driveway and access to under neath the side car port. To the rear there is a fully enclosed garden lawn and small shrubs.

Additional Information

The property benefits from flogas with an under ground tank and combi boiler located in the kitchen. The property is a project for some one wanting to place their own stamp on it.

Disclaimer

- 1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
- 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
- 3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
- 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
- 5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER Clark Estates OR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

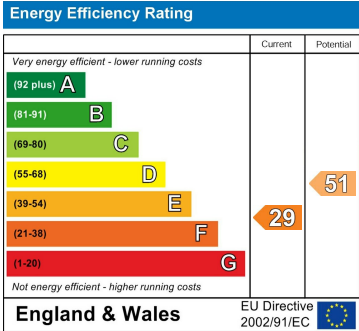
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.